

Redevelopment Agency Design Review

**REDEVELOPMENT AGENCY
of the
CITY OF LONG BEACH**



The mission of the Redevelopment Agency of the City of Long Beach is to improve the blighted areas of Long Beach, revitalize neighborhoods, promote economic development and the creation of jobs, provide affordable housing and encourage citizen participation.

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This document is available in an alternative format upon request.

City of Long Beach Design Review Process

Design review of development projects in the City of Long Beach is conducted during the Site Plan Review Process which is the responsibility of the Planning Commission and administered by the Department of Planning and Building. For certain projects, the Redevelopment Agency of the City of Long Beach will assist the Planning Commission with Site Plan Review.

The Redevelopment Agency has adopted redevelopment plans for seven redevelopment project areas. The purpose of the redevelopment plans is the elimination of urban blight. The redevelopment plans give the Redevelopment Agency the authority to review building plans and approve the issuance of building permits. This authority is granted to the Redevelopment Agency so that it may carryout the objectives of the redevelopment plans. The Redevelopment Agency may participate in the Site Plan Review Process if a project is subject to an Agency agreement or if it is a large project located in a Critical Redevelopment Area. The Agency's primary concern is the aesthetic appearance of buildings and its participation in the Site Plan Review Process will be limited to the consideration of exterior design.

Agency Participation in the Site Plan Review Process

The Redevelopment Agency provides financial and other assistance to private development projects. Developers of such projects will enter into agreements with the Redevelopment Agency. The Redevelopment Agency will often focus its efforts on portions of its redevelopment project areas and will need to regulate the design of major projects in order to successfully revitalize a neighborhood. These neighborhoods are designated as Critical Redevelopment Areas (see Appendix A).

The Redevelopment Agency may participate in the Site Plan Review Process when:

- A. The Project is subject to a Redevelopment Agency agreement such as a Disposition and Development Agreement or Owner Participation Agreement. Or
- B. The Project is in a Critical Redevelopment Area and exceeds 100,000 square feet, 100 units or 45 feet in height.

The Redevelopment Agency will not review renovation projects with no spaces or surfaces accessible or visible to the public. The Executive Director of the Redevelopment Agency has the authority to exempt any development project from Agency review. The Executive Director may provide an exemption when the exterior design of a project will not have a critical impact on current Redevelopment Agency revitalization programs. The Director of Planning and Building and the Executive Director may agree to require Agency review of a project that would not otherwise be reviewed if it is deemed to have the potential to conflict with goals established for the project area.

Redevelopment Agency Five Stage Design Review

When the Agency participates in the Site Plan Review process, it does so through a five stage design review process. The stages correspond to phases of architectural and artistic design practice, from first concepts to final construction. Comparing the stages to architectural design practice, the Stage I is at the end of Conceptual Design, which can be considered midway through the Schematic Design phase. The Stage II approval is at the end of the Schematic Design phase. The Stage III approval is at the completion of the Design Development phase, the point at which all major design and cost decisions should have been made for a project. The Stage IV is the end of Construction Documents, prior to the City of Long Beach's issuance of a Building Permit. The Stage V approval is at the end of construction, prior to the City's issuance of the Certificate of Final Completion and Occupancy.

Steps in the Site Plan Review Process When the Redevelopment Agency Participates

1. Preliminary design concept and deal points reviewed by the Agency staff.
2. Site Plan Review Committee conducts preliminary review.
3. Agency staff conducts Stage I design review.
4. Agency staff conducts Stage II design review.
5. Developer presents proposed project to Project Area Committee (PAC review required if the project is located in the Central, North or West Long Beach Industrial Project Areas).
6. Applicant files for Conceptual Site Plan Review.
7. Agency Board conducts Stage III review.
8. Application for entitlements filed.
9. Planning Commission hearing or review by Site Plan Review Committee as applicable.
10. Agency staff conducts Stage IV and V review.
11. Developer applies for a building permit.

Appendix A - Critical Redevelopment Areas

Critical Redevelopment Areas are portions of redevelopment project areas in which the Redevelopment Agency needs to promote rigorous standards of urban design. The boundaries of the Critical Redevelopment Areas have been adopted by the Planning Commission and Redevelopment Agency and may be amended as Agency priorities change. All of the Critical Redevelopment Areas are described below and on the maps contained in Appendix A:

Downtown Redevelopment Project Area

Downtown Critical Redevelopment Area. The portion of the Project Area north of Ocean Boulevard, excluding the Civic Center, is a Critical Redevelopment Area (see Figure 1).

Central Redevelopment Project Area

American Marketplace Critical Redevelopment Area. The Redevelopment Agency has prepared the American Marketplace Guide to Development for this portion of Central Long Beach roughly bounded by Anaheim Street, Long Beach Boulevard, 10th Street and Locust (see Figure 2).

West Gateway Critical Redevelopment Area. The Redevelopment Agency is revitalizing the residential neighborhood bounded by 4th Street, Pacific Avenue, Broadway and Golden Avenue (see Figure 3).

Poly High Project Area

This project area contains no Critical Redevelopment Areas.

Los Altos

This project area contains no Critical Redevelopment Areas.

West Long Beach Industrial Project Area (WLBI)

This project area contains no Critical Redevelopment Areas.

North Long Beach Redevelopment Project Area

North Long Beach and Bixby Knolls Critical Redevelopment Area. The Redevelopment Agency has adopted the North Long Beach Guide to Redevelopment for the revitalization of the Project Area. As part of the implementation of the Guide to Redevelopment, the Planning Commission and the Redevelopment Agency are preparing design guidelines for this area. The proposed design guidelines will be implemented by the Planning Commission

and will remove the need for a Critical Redevelopment Area. Following adoption of the design guidelines, the Redevelopment Agency Design Review Program will be amended to remove the North Long Beach and Bixby Knolls Critical Redevelopment Area. The North Long Beach and Bixby Knolls Critical Redevelopment Area includes the northern portion of the Project Area and commercial lots fronting on Atlantic Avenue and Long Beach Boulevard (see Figure 4).

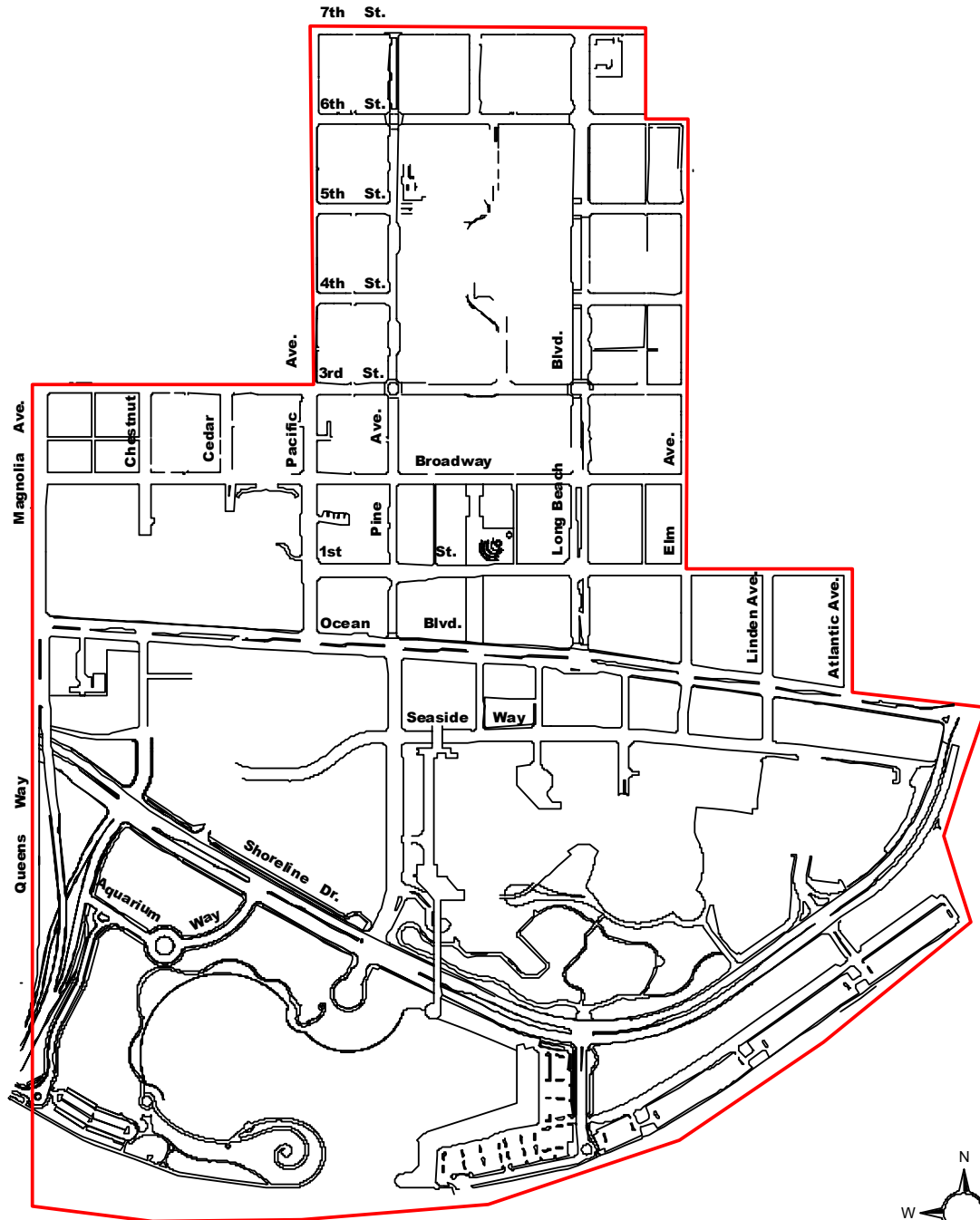
West Beach Redevelopment Project Area

West Beach Critical Redevelopment Area. The entire West Beach Project Area is a Critical Redevelopment Area (see Figure 5).

Figure 1

DOWNTOWN

CRITICAL REDEVELOPMENT AREA



Date of Adoption: 7-17-75
 Size: 421 Acres
 — Project Area Boundary

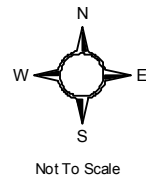


Figure 2
American Marketplace Critical Redevelopment Area



Figure 3
West Gateway Critical Redevelopment Area



Figure 4
North Long Beach and Bixby Knolls Critical Redevelopment Area

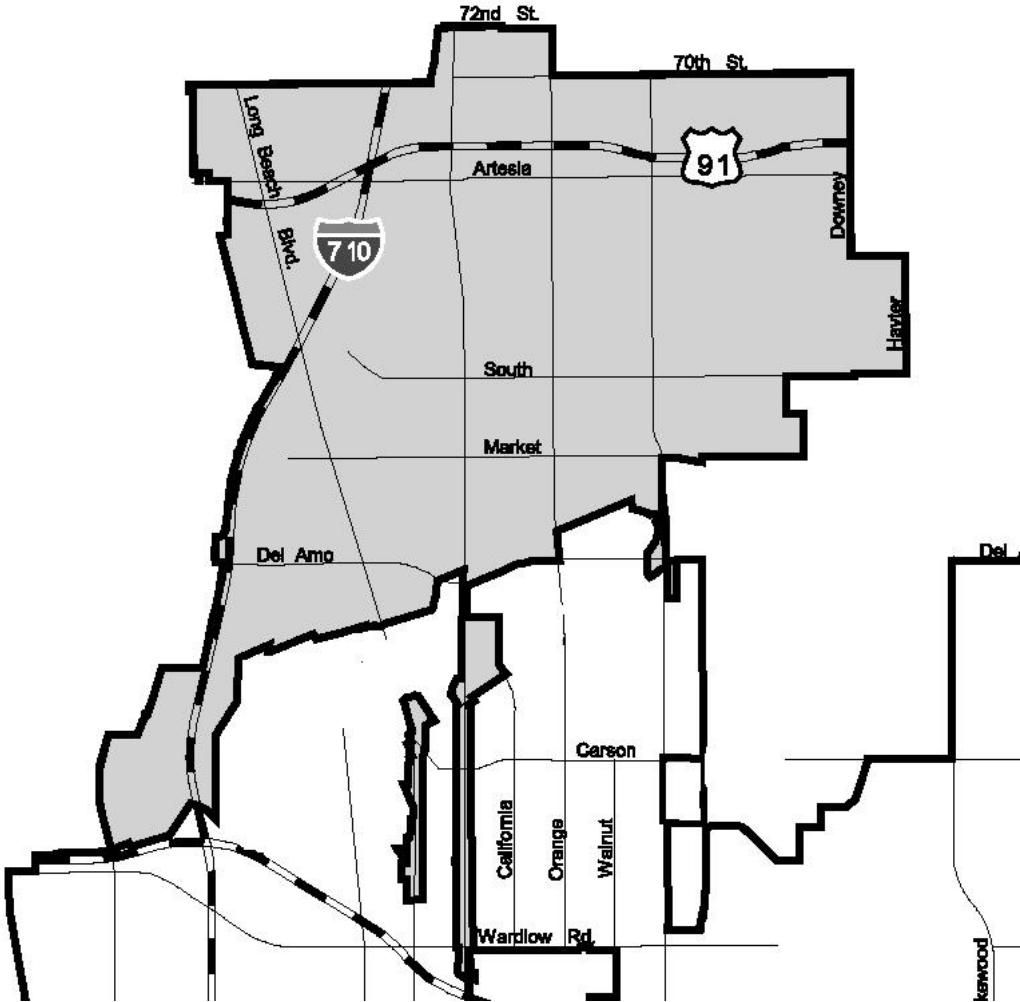
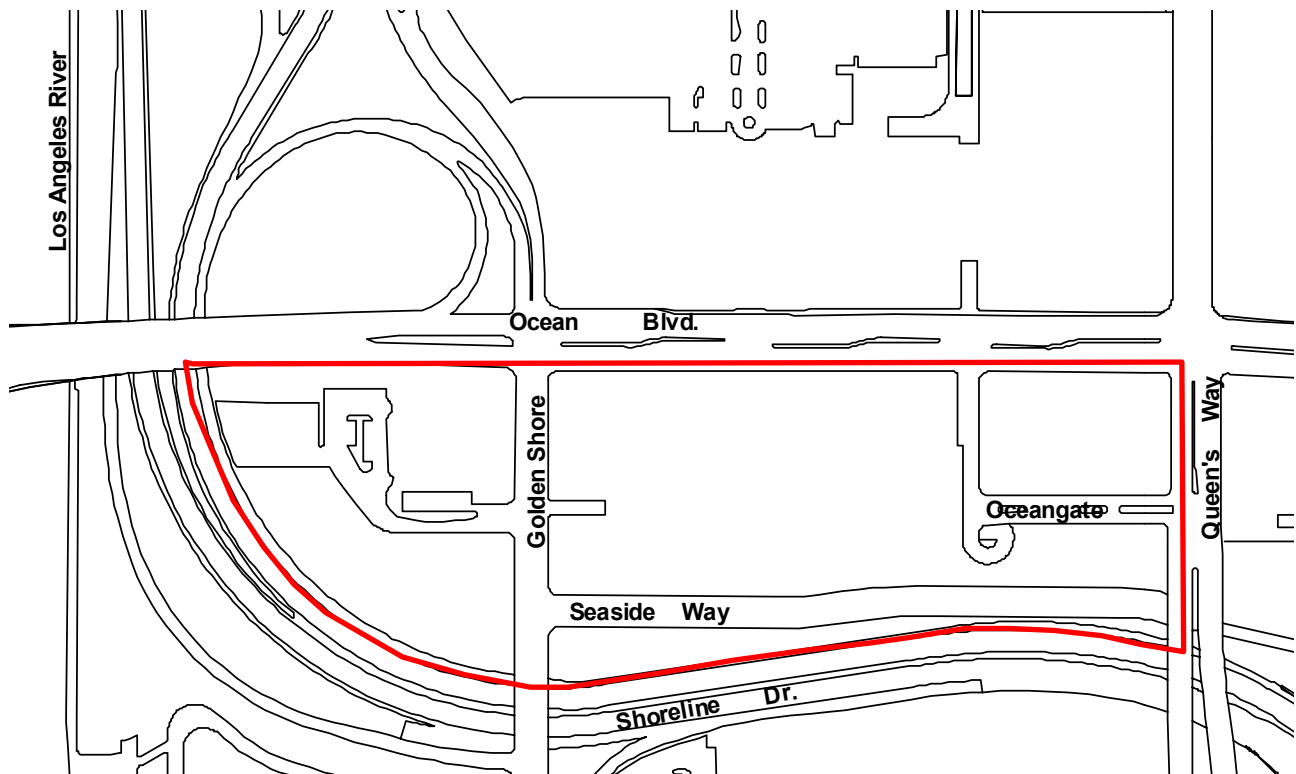
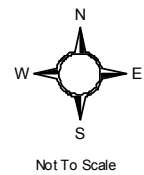


Figure 5
WEST BEACH
CRITICAL REDEVELOPMENT AREA



Date of Adoption: 7-21-64
Size: 21 Acres
— Project Area Boundary



Appendix B – Submission Requirements for Stages I - V

Stage I: Conceptual Review

The review of the first design submission to the Agency is the Conceptual Review. The Stage I review is conducted by Agency staff and consultants. For architectural design, the Conceptual Review should correspond approximately to 50% completion of a project's Schematic Design phase. Projects required to participate in the public arts program are required to have received approval of their artist selection process as well as their art consultant or advisory panel early in the design of the project and prior to submittal for Stage I. The submission requirements, with scales specified for architectural drawings, include the following:

1. Site plan at not smaller than 1:1200 scale (1"=100').
2. Ground floor plan with proximate site area at not smaller than 1:600 scale (1"=50').
3. Above and below ground floor plans at not smaller than 1:600 scale (1"=50').
4. At least two project sections and two elevations at not smaller than 1:600 scale (1"=50').
5. One exterior perspective drawing for a street-level viewpoint, a two-point, constructed perspective with the image contained within a 60-degree cone of vision.
6. Tabulation of areas of major exterior and public interior spaces and tabulation of parking spaces by size and type of space.
7. Dimensions of site, parking areas, building and setbacks.
8. Proposed type and location of public art; name of selected artist(s) and examples of the artists' previous work.

Stage II: Preliminary Review

The Stage II review is conducted by Agency staff and consultants. The Preliminary Review submission for architectural design is a set of completed Schematic Design materials, including the required items listed below. If there is a DDA between the Agency and a Developer, the approved design is included as part of the agreement. The submission requirements, with scales specified for architectural materials, include:

1. Model at 1:1200 scale (1"=100') or other scale as may be specified by Agency staff.
2. Site plan at not smaller than 1:600 (1"=50').
3. Ground floor plan with proximate site area at not smaller than 1:200 scale (1/16"=1'0" is the same as 1:192).
4. Above and below ground floor plans at not smaller than 1:200 scale.
5. At least two project sections and two exterior elevations at not smaller than 1:200 scale.
6. Two exterior perspective drawings, at least one of which has a street-level viewpoint, and, if applicable, one perspective drawing of a major interior public space. The perspective shall be constructed, two-point drawings; the interior can be a one-point or two-point. The drawing images shall be within a 60-degree cone of vision.
7. Tabulation of areas of major exterior and public interior spaces and tabulation of parking by size and type of space.
8. Dimensions of site, parking areas, buildings, setbacks, exterior spaces and major public indoor spaces.
9. Material and color selections for exterior walls, exterior hardscape, and walls and floors of major interior public spaces.
10. Plant selections for the landscape design.
11. Outline specifications.
12. Schematic designs of public art in drawings and/or model form.
13. A narrative description of the project that includes proposed uses, design concepts, public spaces, urban design materials and landscaping. A separate narrative should be submitted to describe the schematic design for the public art program.

Stage III: Final Review

Stage III review is conducted by the Redevelopment Agency Board. Final Review occurs at the end of the Design Development phase of architectural design, at which time all the major design and cost decisions for a project should have been made. The design submission for Final Review includes a completed set of the architect's Design Development materials and the artist's final designs, which update and supplement the Preliminary Review requirements.

1. Update Stage II: Preliminary Review model requirement.
2. Update Stage II: Preliminary Review site plan requirement.
3. Update Stage II: Preliminary Review ground floor plan requirement.
4. Update Stage II: Preliminary Review requirement. For floor plans plus roof plan(s) at not smaller than 1:200 scale (1/16"=1'0" is the same as 1:192).
5. Update Stage II: Preliminary Review section and elevation requirement plus two project sections and all remaining exterior elevations at not smaller than 1:200 scale.
6. Update Stage II: Preliminary Review perspective drawings requirements.
7. Update Stage II: Preliminary Review requirement for tabulation of areas and parking spaces.
8. Update Stage II: Preliminary Review dimensions requirement.
9. Update Stage II: Preliminary Review materials selection requirement plus material and color boards of exterior walls, exterior hardscape (at the ground plane, at visible roofs and at usable roof decks) and major interior public spaces, including a mock-up panel for each of the major exterior wall treatments of the project.
10. Update Stage II: Preliminary Review landscape requirement plus landscaping site plan, floor plans, sections and elevations at not smaller than 1:200 scale, including hardscape, lighting, equipment, furnishings and planting schedules for on-site and off-site improvements.
11. Update Stage II: Preliminary Review outline specifications requirement, making detailed outline specifications for the project.
12. Reflected ceiling and soffit plans of exterior and major public interior spaces at not smaller than 1:200 scale. Spaces such as arcades, colonnades, lobbies, malls, courtyards and gallerias should be included.

13. Interior elevations of major public interior spaces at not smaller than 1:200 scale.
14. Graphics and signage location plans, schedules and samples or manufacturer's literature for exterior and interior public spaces, including parking garages.
15. Lighting schedules with samples or manufacturer's literature for exterior and interior public spaces, including parking garages. Lighting locations are to be shown on landscape plans, reflected ceiling plans and elevations.
16. Final designs of public art with colors and material samples and with maintenance instructions.

Stage IV: Design Check

The Stage IV review is conducted by Agency staff and consultants. The Design Check is to be performed with the City Building Department's Plan Check, and both document checks are to be used as the basis for issuing a Building Permit. Construction documents for a development project are completed by the project's architect and checked by the Agency for conformance with the Final Review of Stage III. Changes from Final Review made during the construction documents' design phase are reviewed and, after the documents are approved, are given to the Building Department Plan Check approval and issuance of a Building Permit. For a development with multiple, phased construction contracts, several Building Permits might be issued, necessitating a Design Check for each permit.

Submission requirements for the Design Check are a complete set of construction documents for the construction work being considered, in addition to clarification drawings and test for changes in the design since the Final Review of Stage III. Architectural construction documents must include any necessary provisions for public art.

Stage V: Construction Check

The Stage IV review is conducted by Agency staff and consultants. Issuance by the City of the Certificate of Final Completion and Occupancy for a development project is contingent upon a Construction Check and approval by the Agency. Change orders will be reviewed and site visits made by the design reviewers to facilitate the Construction Check approval of the development. The Agency must approve completed and installed public art before the Certificate of Final Completion and Occupancy is issued.

Submission requirements for the Construction Check include construction change orders that affect the appearance or use of the exterior and public interior portions of a development. In addition to as-built documents, clarification drawings and text will also be supplied to the Agency, if requested, to help explain design changes made since the Design Check of Stage IV.